

# CITY OF LINCOLN

## Housing Element and Safety Element Update

Community Workshop



CITY OF  
**LINCOLN**

# Project Team

## » PlaceWorks

- Jennifer Gastelum – Project Manager
- Cynthia Walsh – Assistant Project Manager
- Eli Krispi – Safety Element Project Manager

## » City of Lincoln

- Jim Bermudez, Planning Manager
- Steve Prosser, Community Development Director



# Meeting Roles

## » Presenters:

- Cynthia Walsh - Housing Element Update
- Eli Krispi – Health & Safety Element update

## » Zoom Technical Questions (co-host): Janet Chang

## » Questions and Answers (host): Jennifer Gastelum



# How to Participate?

## » SUBMIT COMMENTS/QUESTIONS DURING THE MEETING:

- Send a Chat Message to Project Questions? Ask me! in drop down chat menu

## » HAVING ISSUES WITH ZOOM DURING THE MEETING:

- Send a Chat Message to Zoom Questions? Ask me! in drop down chat menu



# Zoom Meeting Controls (Desktop)

Zoom Meeting ID: Speaker View

Hover over your name and select  
"More" -> "Rename" to change  
your display name, if needed



**Participant list**  
View meeting participant list



**Use chat window**  
Chat with Meeting Co-host to  
send comments/questions



Choose Zoom or  
Project Questions in  
drop-down menu



**Participants (22)**



Find a participant

Janet Chang (Me)  

Tammy Seale (Host)  


GR Grant R  

SC Sloan Campi  









MT Mark Teague (Co-host)  

**Zoom Group Chat**

Type Message Here

To: Everyone 

Type message here...

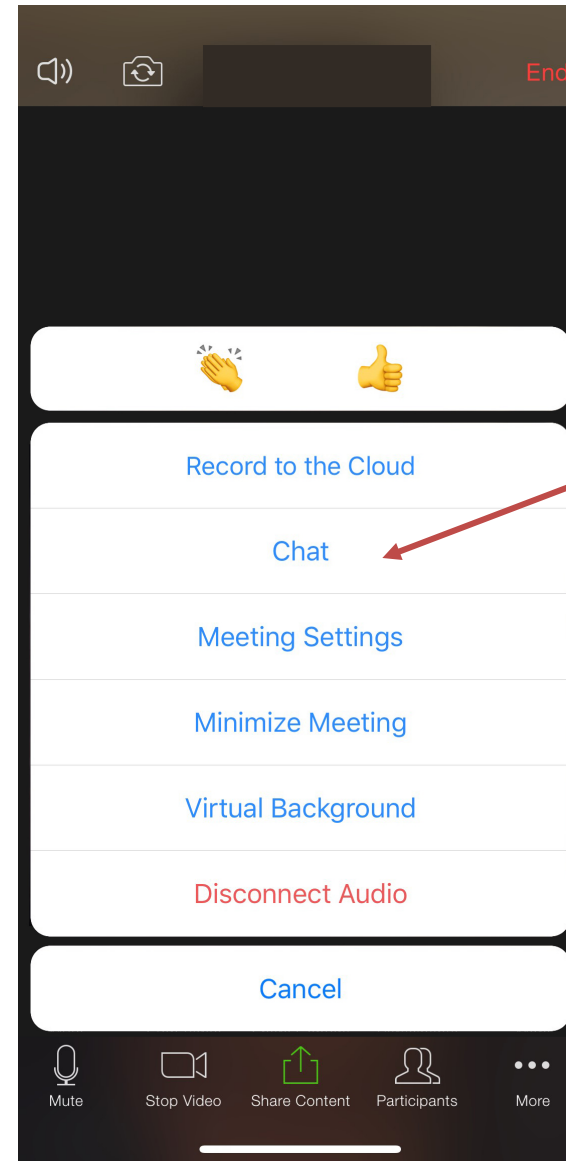
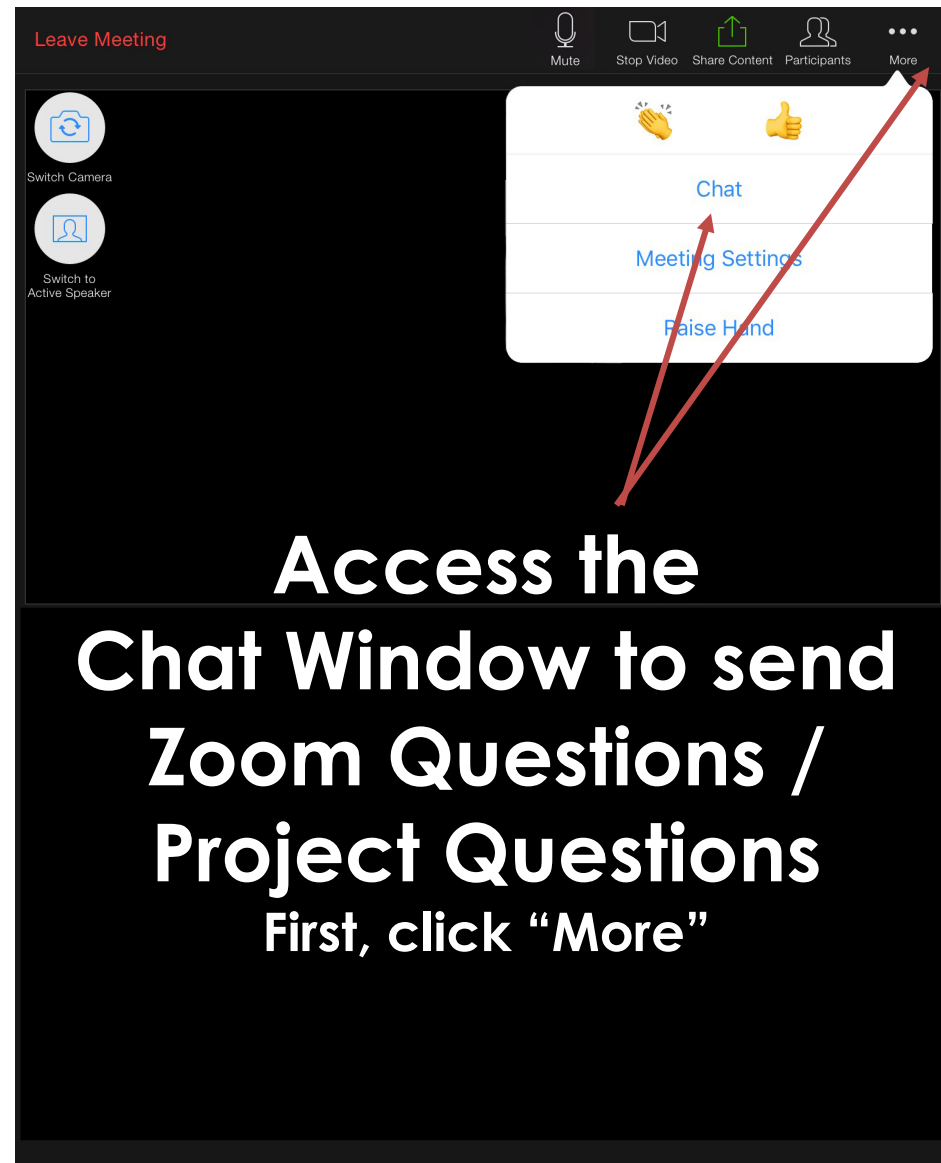
Unmute  Stop Video  Invite  Participants  22 Share Screen  Chat  Record  Reactions  Leave Meeting



Comment/Questions?  
Send a Chat Message to  
**Zoom Questions or Project Questions**



# Zoom Meeting Controls (Tablet & Smart Phone)



Access the Chat Window to send Zoom Questions or Project Questions First, click "More"



Comment/Questions?  
Send a Chat Message to  
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# Workshop Agenda

## » Housing Element:

- Housing Element Overview
- Regional Housing Needs Assessment (RHNA)
- Existing Needs Assessment
- Special Needs Housing
- Site Inventory

## » Key Changes to State Housing Law

## » Safety Element

## » Schedule

## » Questions/Answers





# Housing Element





# From Housing Element to Implementation

- » Built on many local, regional, state and federal plans; goals, policies and objectives
- » Built on recent studies and surveys
- » Implement High Impact Focused Outcomes
  - Deliberate actions and steps that yield the greatest results in achieving City housing goals



# Housing Element Overview

- » Adoption Deadline: May 15, 2021
- » Required Element of the General Plan
- » State-mandated update schedule
- » Review and certified by State (HCD) for compliance with State law
- » Plan for accommodating a jurisdiction's "fair share" of the regional housing need.



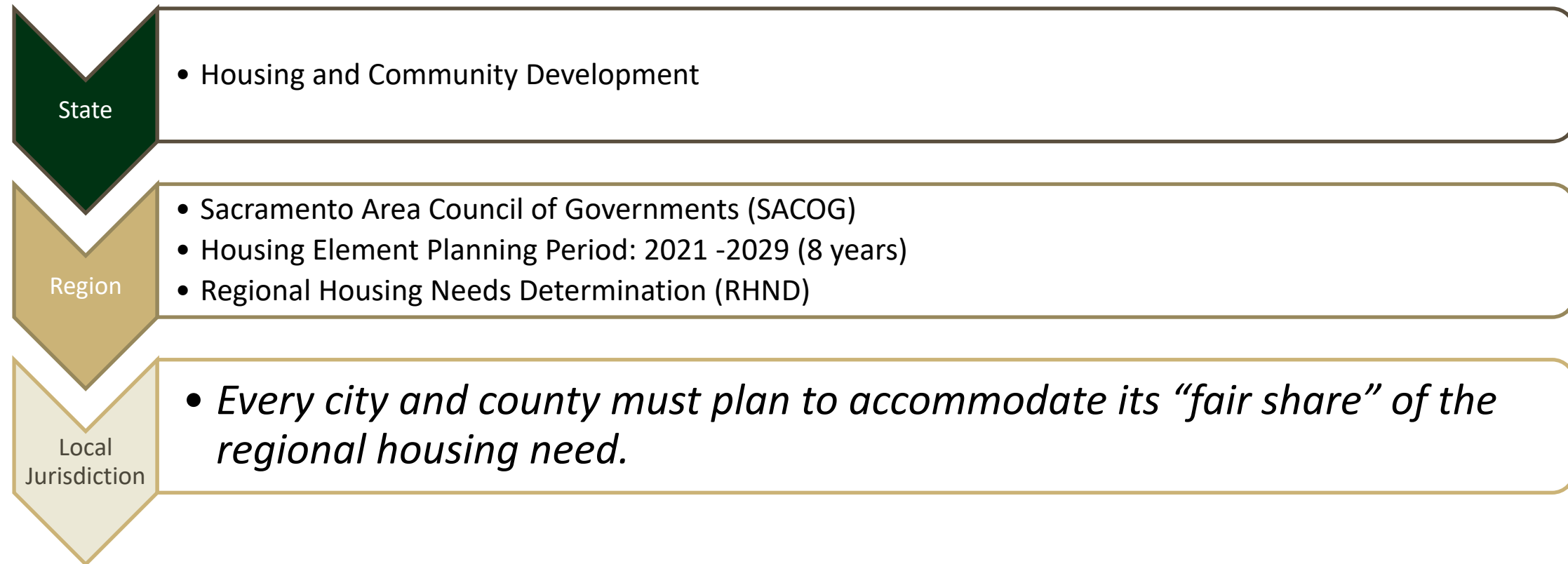
# Housing Element Contents

- » Analysis of existing and projected housing needs
- » Inventory of available land for housing
- » Analysis of potential constraints on housing (e.g., permit processing procedures, fees)
- » Evaluation of previous housing element
- » Goals, policies, and implementation programs:
  - Provide adequate sites for housing
  - Assist in development of affordable housing
    - Remove governmental constraints
    - Preserve existing affordable housing
    - Promote equal housing opportunities (fair housing)

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# Regional Housing Needs **Assessment** (RHNA)



**SACOG = 153,512 UNITS**

**PLACER COUNTY = 31,181 units**

**CITY OF LINCOLN = 5,120 units (16.4% of Placer County)**



# Regional Housing Needs Allocation (RHNA)

Income Category	City of Lincoln
Housing Element Planning Period: 2021 -2029 (8 years)	
<b>Very Low Income</b> (<50% of Median Income)	1,496 units
<b>Low Income</b> (50-80% of Median Income)	902 units
<b>Moderate Income</b> (81-120% of Median Income)	807 units
<b>Above Moderate Income</b> (>120% of Median Income)	1,915 units
<b>TOTAL</b>	<b>5,120 units</b>

*Send input by chat to Project Questions in chat drop down list*



# Accommodating the RHNA

- » Cities and counties must show adequate land zoned for housing to accommodate the RHNA at each income level
- » Default density standard for lower-income housing:

Type of Jurisdiction	Default Density
<b>Metropolitan Jurisdictions</b> <i>(In an MSA with a pop. greater than 2 million, or smaller MSAs with city population greater than 100,000)</i>	<b>30 units per acre</b>
Suburban jurisdictions <i>(In an MSA, with a pop. less than 2 million, or larger MSAs with pop. less than 25,000)</i>	20 units per acre
Nonmetropolitan jurisdictions with a micro-metropolitan area <i>(Incorporated cities with pop. between 10,000 and 50,000 in non-metropolitan areas)</i>	15 units per acre
Nonmetropolitan jurisdictions <i>(Unincorporated areas without a micro-metropolitan area)</i>	10 units per acre



# Vacant Land Inventory

## » Current Residential Densities:

Residential Zoning Districts	Allowable Density (du/acre)
R-1: Single Family Residential	1 to 5.9
R-2: Duplex Residential	6 to 12.9
R-3: Multiple Residential	13 to 20
R-E: Residential Estate	1 units per 2 to 5 acres
B-P: Business Park	varies
C: Commercial	varies

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# Vacant Land Inventory

## » 5<sup>th</sup> Cycle Housing Element Capacity:

2021-2029 RHNA		Vacant Non-entitled Sites	Underutilized Sites	Planned/Entitled Sites	Total Capacity	Surplus
Very Low	1,496	151	26	3,171	3,348	950
Low	902					
Moderate	807	350	229	8,037	8,616	5,894
Above Moderate	1,915					
Total	5,120	501	255	11,208	11,964	6,844

- » Some sites have developed – will be removed
- » Previous Element did not include capacity for Village 5, Sud - B







# Existing Needs Assessment



# Needs Assessment

- » 30% of households earned less than \$50,000/ year
- » 39% of households earned over \$100,000/ year

Income Range	Lincoln	
	Number of Households	Percentage
Less than \$24,999	2,264	13%
\$25,000 to \$49,999	2,978	17%
\$50,000 to \$74,999	3,065	17%
\$75,000 to \$99,999	2,515	14%
\$100,000 or more	6,785	39%
Total	17,607	100%

Sources: 2014-2018 ACS 5-Year Estimates.



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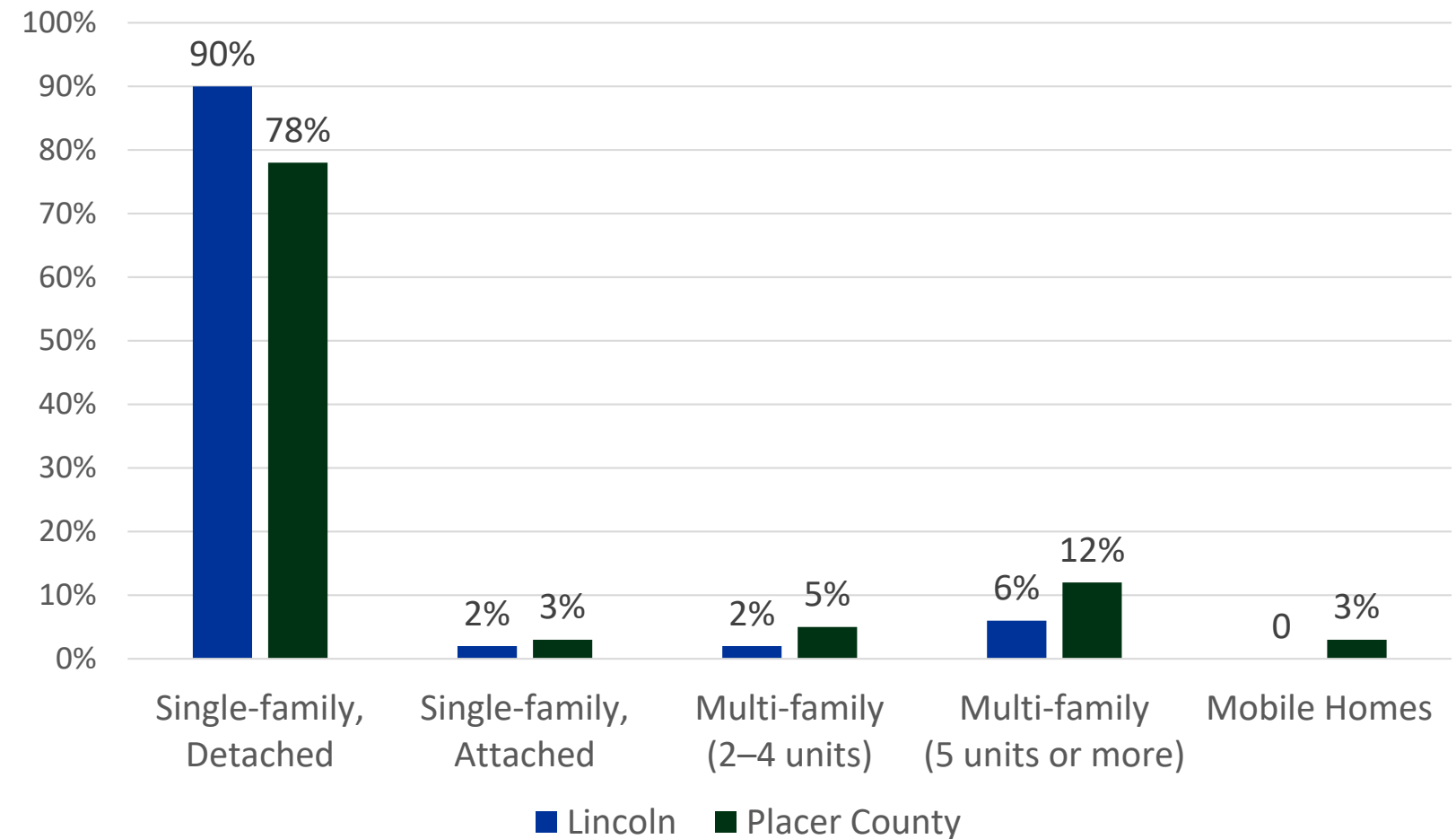


# Needs Assessment

## » Housing Stock

- **19,163** total housing units
- **6%** more than fifty years old
- **73%** are Owner occupied
- **27%** are Renter occupied
- **3%** are Vacant

Housing Types, City of Lincoln and Placer County

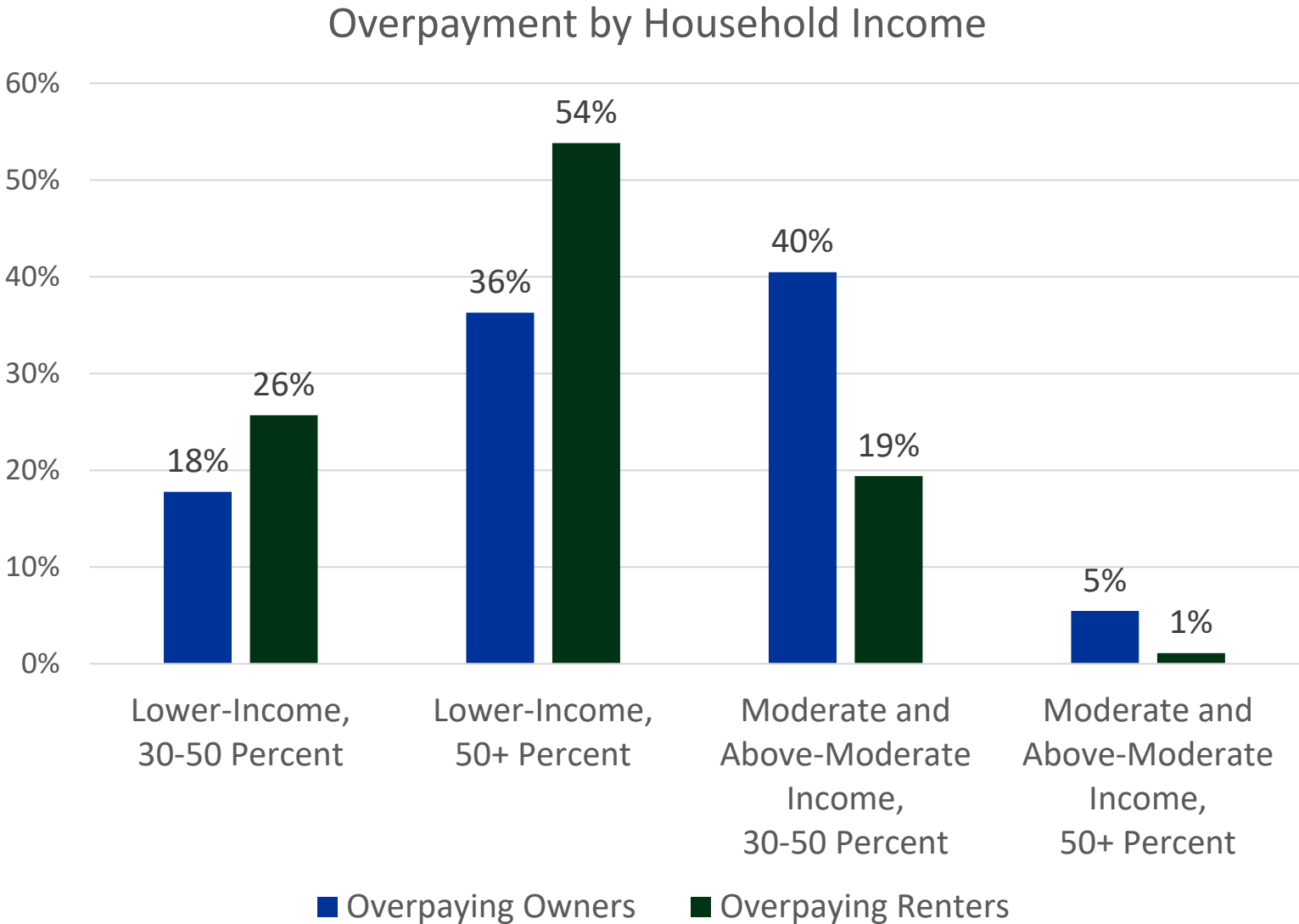


Sources: California Department of Finance, 2019 and 2014-2018 American Community Survey



# Needs Assessment

- » Housing Cost Burden refers to households overpaying for housing
- » **Overpayment** = paying more than 30% for housing
- » **Lower-Income** = extremely low-, very low-, and low-income households, combined.



Sources: HUD, 2012-2016 Comprehensive Housing Affordability Strategy

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# Needs Assessment

- » Housing Affordability by Income Level
- » Placer County Median Income, Four-Person Household, 2020: \$86,300

	Income Level		
	Based on a 4-person Household		
	Very Low (<50% AMI)	Low (50-80% AMI)	Moderate (81-120% AMI)
Annual Income Range Limit	\$43,150	\$69,050	\$103,550
Affordable Monthly Payment	\$1,045	\$1,673	\$2,508
Maximum Affordable Home Price	\$204,910	\$327,954	\$491,685

Source: HCD State Income Limits, 2020. Assumptions for max. affordable home price: 10% downpayment, 4.5% interest rate, 1.5% prop. tax, 30-yr mortgage

# Needs Assessment

- » City of Lincoln median sale price for a three-bedroom house is \$507,500
  - Affordable to above-moderate income households
- » Median rent price for a three-bedroom apartment--\$1,999
  - Affordable to moderate-income households

Lincoln	Median Sale/ Monthly Rent	Affordable to?
Median Sales Price for a 3-Bedroom	\$507,500	Above-Moderate Income Households
Median Rent Price for a 1-Bedroom	\$1,095	Low Income Households
Median Rent Price for a 3-Bedroom	\$1,999	Moderate Income Households

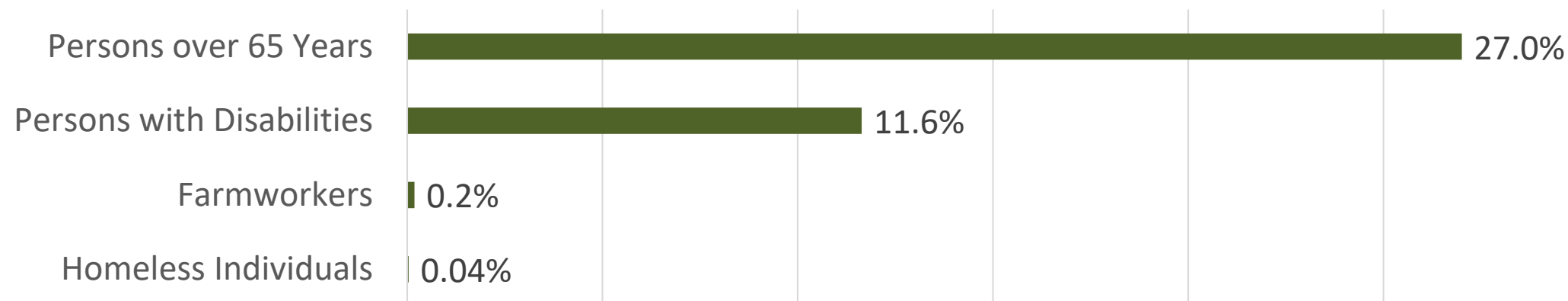
Income Group	Max Rent	Max Sales
Very Low Income	\$1,045	\$204,910
Lower Income	\$1,673	\$327,954
Moderate	\$2,508	\$491,685

Sources: Craigslist and Trulia Search, April 2020; Zillow Survey, June 2020



# Special Need Groups

## Individuals



## Households



Sources: 2014-2018 American Community Survey, 2019 City of Lincoln Homeless Point in Time Count

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# Key Changes to State Housing Law





## AB 1397 – Adequate Housing Element Sites

- » Land Inventory Sites Must Be “Available” and May Only Include Non-Vacant Sites with Realistic Development Potential.
  - Development potential must consider:
    - Extent to which existing uses are an impediment
    - Development trends
    - Regulatory incentives
    - Prior experience converting to higher density residential uses
    - Market demand
    - Leases and existing contracts for current uses.
- » If more than 50% of lower income sites are non-vacant sites, existing uses are presumed to impede development absent findings
- » Sites from prior elements allowed only if 20% lower income by-right development required.
- » Stricter Requirements for Sites Smaller than ½ Acre or Greater than 10 Acres.





# Health and Safety Element Update



# Health and Safety Element overview

- » Required Element of the General Plan.
- » State now requires Safety Elements to be regularly updated.
- » Helps protect Lincoln against threats to public health and safety.
- » Responds to both natural and human-caused disasters and threats.
- » Builds on regional framework



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Image by Cal OES



# Health and Safety Element topics

## Existing

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Geologic and seismic hazards

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Air quality

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Airport hazards

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Hazardous materials

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Flood hazards

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Urban and wildland fire hazards

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Emergency response

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Noise \*

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## Proposed additions

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Crime

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Climate change

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# Changes to State Law

- » Increased requirements for flood and wildfire sections - Government Code 65302(g)(2) and 65302 (g)(3).
- » Need to address issues of climate adaptation and resilience - Government Code 65302(g)(4).
- » New requirements for evacuation mapping - Government Code 65302(g)(5)



## Resilience

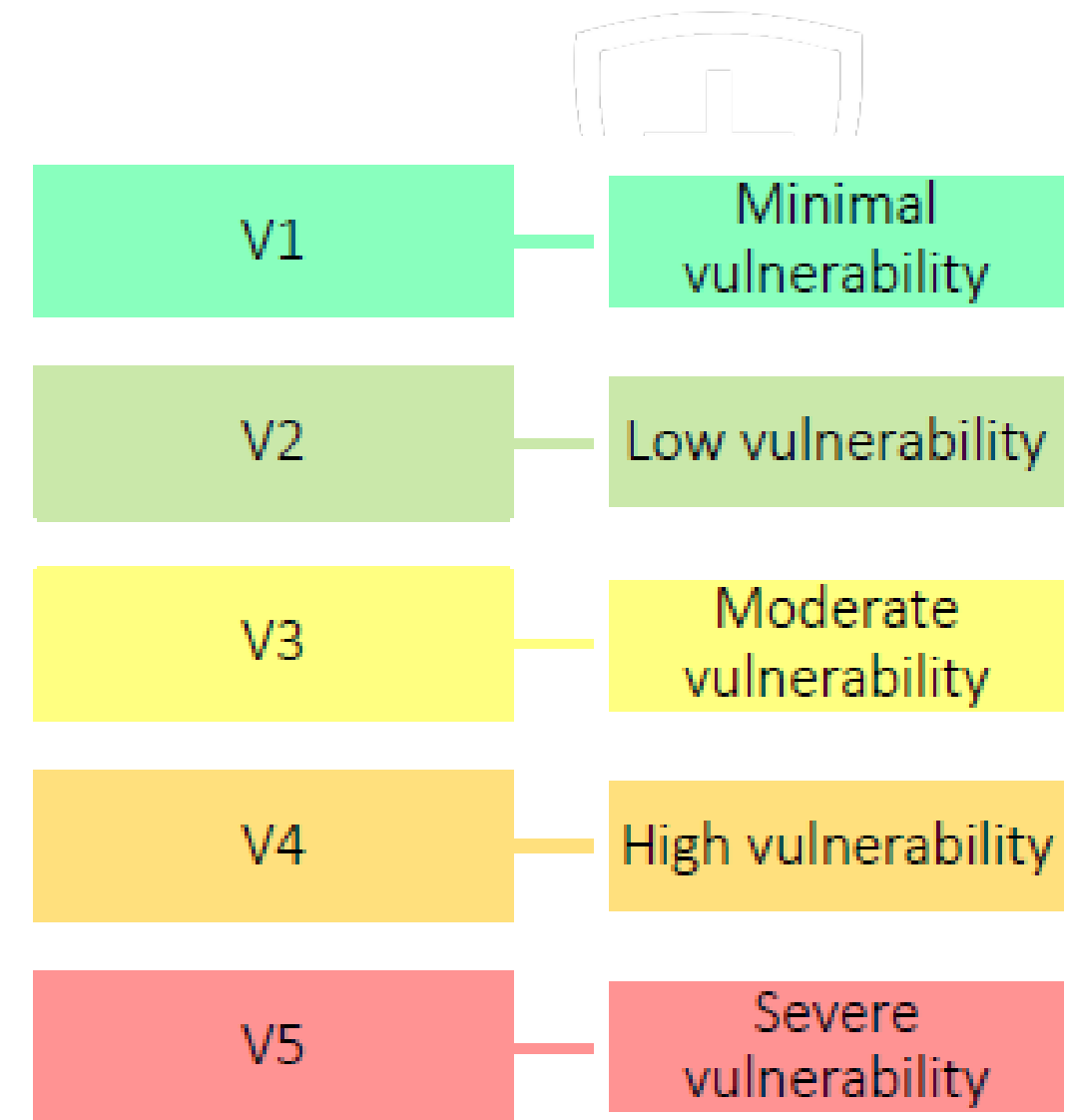
The ability to withstand, recover, and learn from past disasters to strengthen future response and recovery.

*- California Adaptation Planning Guide*



# Vulnerability Assessment

- » Now required by State law.
- » Looks at potential harm caused by hazards to community groups and assets.
  - Populations
  - Infrastructure
  - Buildings
  - Important economic assets
  - Ecosystems and natural resources
  - Key community services



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# Project Schedule



# Project Schedule

Milestones	Estimate Date
Prepare Admin Draft Housing Element	April – August 2020
Virtual Study Session	July 7
<b>Virtual Community Workshop</b>	<b>July 21</b>
Public Review Draft Housing Element	September 2020
Planning Commission Hearing prior to HCD/CAL FIRE Submittal	October 2020
City Council Hearing prior to HCD/CAL FIRE Submittal	December 2020
HCD Review of Draft Housing Element (60 days); CAL FIRE review of Health and Safety Element (90 days)	December 2020 – January/February 2021
City receives “conditional compliance” letter from HCD on Housing Element	January 2021
Adoption Hearings	April 2021
Final HCD review and certification (up to 90 days)	April – July 2021



WE ARE HERE





# How to Participate?

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## » SUBMIT COMMENTS/QUESTIONS AFTER THE MEETING:

- Jim Bermudez – Jim.Bermudez@lincolncalifornia.gov
- Jennifer Gastelum – jgastelum@placeworks.com
- Cynthia Walsh – cwalsh@placeworks.com





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# Thank you

